

RENT ROLL

AUGUST 2016

Suite #	Type	Rent (\$)
1	1 bedroom	825
2	Bachelor	455
3	Bachelor	600
4	Bachelor	460
5	1 bedroom	525
6	1 bedroom	700
7	1 bedroom	765
11	1 bedroom + den	975
12	1 bedroom	860
15	1 bedroom	825
16	1 bedroom	840
17	1 bedroom	825
18	2 bedroom	850
21	1 bedroom	920
22	2 bedroom	960
23	1 bedroom	690
24	1 bedroom	900
25	1 bedroom	735
26	1 bedroom	900
31	2 bedroom	970
32	1 bedroom	835
33	1 bedroom	850
34	1 bedroom	670
35	1 bedroom	850
36	1 bedroom	950
Total	25 suites	\$19,735

INCOME AND EXPENSES

2016

Income (annualized as of August 2016)				
1	Rent	\$19,735	x 12 months	\$ 236,820
2	Laundry (2015)			2,755
3	Gross income			239,575
4	Less vacancy at 0.6%			(1,437)
5	Effective gross income			238,138
Expenses (2015)				
6	Property taxes			16,316
7	Property management			9,969
8	Water & sewer			5,613
9	Gas			14,779
10	Hydro			1,587
11	Repairs & maintenance			18,750
12	Insurance			6,768
13	Caretaker & janitorial			13,500
14	Business licence			1,532
15	BC Safety Authority			123
16	Total expenses			(88,938)
17	Net operating income			149,200

11 Repairs & maintenance have been normalized to \$750/suite/year

13 Caretaker's wage has been normalized to \$45/suite/month